

CITY OF ALAMEDA PLANNING BOARD DRAFT RESOLUTION

A RESOLUTION OF THE PLANNING BOARD OF THE CITY OF ALAMEDA APPROVING PLN11-0065 – MAJOR DESIGN REVIEW AT 2428 CENTRAL AVENUE

WHEREAS, an application was made on February 23, 2011 by Resources for Community Development, requesting major design review for the renovation of the existing 62 unit Islander Motel into a 62 unit affordable housing project. This project will include interior upgrades to the existing units, exterior renovation of the main building as well as changes to the parking and landscaping on site; and

WHEREAS, the project site is located within a C-C, Community Commercial District; and

WHEREAS, the Planning Board approved a Use Determination Finding that the motel/apartment use is a legal, non-conforming use on January 10, 2011; and

WHEREAS, Planning Board held a public hearing on this application on March 14, 2011; and

WHEREAS, the Planning Board has made the following findings concerning the project:

1. The proposed project is compatible with the site, adjacent or neighboring buildings and surroundings, and promotes harmonious transitions in scale and character between designated land uses.

Alameda Municipal Code Section 30-37.5(c) provides that compliance with this requirement may be determined by reviewing the project for consistency with the principles and standards as articulated in the City of Alameda Guide to Residential Design. The project has been determined to be consistent with the City of Alameda Guide to Residential Design on the following basis:

2. City of Alameda Guide to Residential Design - Guiding Parameters

First Parameter: The range of possibilities is established by the neighborhood context.

As evidenced by the photos, there are at least three different types of architecture immediately adjacent to the subject property. Craftsman Bungalows, Moderne and Prairie style buildings surround the site, which is one of the more architecturally inferior building in the area. There really is not one predominant style in this location,

but rather it represents a classic transition site, between residential and commercial uses and forms. The redesign of the exterior adds visual interest and detailing not present before, but minimal additional massing and height. It also retains the form of the streetscape, maintaining its long rectangular mass along Central Avenue. Further, while the building retains its residential nature and its buffer from the smaller residential structures on Park Avenue, it also maintains the urban corner location needed for the commercial corridor on Central Avenue.

3. Second Parameter: As buildings fit into neighborhoods, additions fit into buildings.

This Guiding Parameter applies to additions to existing buildings. While there is a new office and community room introduced to the site, they are one story and meet the required setbacks of the district. In general, this building maintains its existing bulk and massing.

4. Third Parameter: Valued original architectural character is maintained by the preservation and restoration of the original fabric.

This Guiding Parameter applies to the restoration and preservation of existing historic buildings. In this case, the project is not a historic building nor a listed resource. Redesign of this building's exterior is a benefit to the surrounding neighborhood, adding a quality updated modern theme to the eclectic mix already present.

The project consists of a renovated 62 unit residence, with minimal impact on its existing bulk and mass. The design incorporates numerous architectural features to break up the visual mass of the structure, updating its architectural character and color palette.

5. Different "style" is often a viable option to achieve a cohesive design. While such new "style" need not match the surrounding non-historic buildings (e. g., a "new" Mediterranean revival may be introduced into a neighborhood of 1950's ranch buildings), the scale and massing should not clash with the dominant verticality of the neighborhood.

This project is an excellent example of the utilization of an existing structure, keeping the predominant bulk and massing, but redesigning the exterior from a utilitarian design to a updated modern theme. The new theme, the architectural styling, the affordable nature and the green amenities all reflect Alameda's commitment to its current priorities of superior architectural standards, thoughtful in-fill and implementation of sustainable practices in the built environment.

BE IT RESOLVED THAT, The project is exempt from the California Environmental

Quality Act (CEQA) pursuant to the CEQA guideline section 15332 (In-fill Development Projects) and Public Resources Code (PRC) section 21159.21 (Affordable Housing Project Exemption).

BE IT FURTHER RESOLVED THAT the Planning Board of the City of Alameda hereby approves the Major Design Review, PLN11-0065 located at 2428 Central Avenue for the renovation of the existing 62 unit Islander Motel into a 62 unit affordable housing project. This project will include interior upgrades to the existing units, exterior renovation of the main building as well as changes to the parking and landscaping on site subject to compliance with the following conditions:

GENERAL CONDITIONS

1. Comply with all applicable requirements of the Alameda Municipal Code.
The developer shall comply with all applicable requirements of the Alameda Municipal Code (AMC), the Uniform Building Code, and the City of Alameda Standard Plans and Specifications, Standard Subdivision Specifications and Design Criteria, the Master Street Tree Plan, the Bicycle Master Plan, the Pedestrian Master Plan, the Long Range Transit Plan, the Transportation Demand Management and Transportation System Management Plan, and the Multimodal Circulation Plan.
2. Conditions Shall be Printed on Plans
The conditions of this Permit shall be printed on the first sheet of each plan set submitted for a building permit. The second sheet may also be used if the first sheet is not of sufficient size to list all of the conditions. The sheet(s) containing the conditions shall be of the same size as those sheets containing the construction drawings; 8-1/2" by 11" sheets are not acceptable.
3. Applicant/Property Owner Responsible for Compliance with Conditions
The applicant/property owner shall ensure compliance with all of the following conditions. Failure to comply with any condition may result in construction being stopped, issuance of a citation, and/or modification or revocation of the Permit.
4. Plans and Representations Become Conditions
Except as expressly specified herein, the site plan, floor plans, building elevations and any additional information or representations submitted by the applicant during the Staff review and public hearing process leading to the approval of this Permit, which indicated the proposed structure or manner of operation are deemed conditions of approval.
5. Fees

The developer shall reimburse the City for review costs for all departments, including inspection and administration, in accordance with the current Master Fee Resolution.

6. Environmental Documents

The developer shall pay all fees related to filing of environmental documents for the project with the County Clerk.

7. HOLD HARMLESS. The applicant shall defend (with counsel reasonably acceptable to the City), indemnify, and hold harmless the City of Alameda, its Redevelopment Agency, the Housing Authority of the City of Alameda, the Alameda City Planning Board and their respective agents, officers, and employees from any claim, action, or proceeding (including legal costs and attorney's fees) against the City of Alameda, Alameda Redevelopment Agency, , the Housing Authority of the City of Alameda, Alameda City Planning Board and their respective agents, officers or employees to attack, set aside, void or annul, an approval by the City of Alameda, the Planning and Building Department, , the Housing Authority of the City of Alameda City Planning Board, the City of Alameda Redevelopment Agency or City Council relating to this project. The City shall promptly notify the applicant of any claim, action or proceeding and the City shall cooperate in such defense. The City may elect, in its sole discretion, to participate in the defense of said claim, action, or proceeding.

8. NOTICE. No judicial proceedings subject to review pursuant to California Code of Civil Procedure Section 1094.5 may be prosecuted more than ninety (90) days following the date of this decision plus extensions authorized by California Code of Civil Procedure Section 1094.6

9. NOTICE. The conditions of project approval set forth herein include certain fees and other exactions. Pursuant to Government Code Section 66020 (d) (1), these Conditions constitute written notice of a statement of the amount of such fees, and a description of the dedications, reservations and exactions. The applicant is hereby further notified that the 90-day appeal period, in which the applicant may protest these fees and other exactions, pursuant to Government Code Section 66020 (a) has begun. If the applicant fails to file a protest within this 90-day period complying with all requirements of Section 66020, the applicant will be legally barred from later challenging such fees or exactions. It is noted that some fee provisions will not apply to this project as it is under the purview of the Housing Authority.

10. The decision of the Planning Board shall be final unless appealed to the City Council, in writing and within ten (10) days of the decision, by filing with the Planning and Building Department a written notice of appeal stating the basis of

appeal and paying the required fees.

PLANNING DIVISION

1. This approval shall expire and become void if construction, under valid permits, has not been initiated within two years of project approval unless the applicant applies for and is granted an extension pursuant to the requirements of Alameda Municipal Code Section 30-37.6.
2. The plans submitted for building permit and construction shall be in substantial compliance with plans prepared by Anne Phillips Architects, received on March 7, 2011 and on file in the office of the City of Alameda Community Development Department, except as modified by the conditions listed in this approval.
3. The applicant shall submit a final landscaping plan, for review by the Community Development Director or his/her designee, with the building permit application for this project.
4. The Community Development Director may require the submittal of exterior material samples and such other additional information as may be required to ensure compliance with the design review approval.
5. New exterior lighting fixtures shall be low intensity, directed downward and shielded to minimize offsite glare.
6. A site inspection to determine compliance with this Design Review Approval is required prior to the final building inspection and/or to the issuance of a Certificate of Occupancy. The applicant shall notify the Community Development Department at least four days prior to the requested Planning Inspection dates.
7. Any additional exterior changes shall be submitted to the Community Development Department for review and approval prior to construction.
8. The applicant shall provide the project planner with the name and telephone number of the individual empowered to manage construction noise from the project. The individual's name, telephone number, and responsibility for noise management shall be posted at the project site for the duration of construction in a location easily visible to the public. The individual shall record all noise complaints received and actions taken in response, and submit this record to the project planner on a weekly basis.

ALAMEDA MUNICIPAL POWER

1. The applicant shall comply to AMP's Rules and Regulations as stated in Article X and AMP's "Material and Installation Criteria for Underground Electrical Systems" (both available at www.alamedamp.com) and provide completed "Service Planning Sheets" for AMP's review prior to submitting plans for building permits.

2. The applicant shall provide information on the location of transformers and total load in kilowatts or kilowatt/volts (KVA) to Alameda Municipal Power (AMP) for approval prior to building permit issuance. If necessary, the applicant shall provide (at no charge to AMP) an easement and access to all AMP facilities on the property prior to issuance of building permits.

PUBLIC WORKS

General Information

1. The applicant/developer shall comply with all applicable policies and requirements of the current approved transportation plans, including the Bicycle Master Plan, the Pedestrian Master Plan, the Long Range Transit Plan, the Transportation Demand Management and Transportation System Management Plan, and the Multimodal Circulation Plan.

Traffic and Transportation

1. The applicant/developer shall submit the improvement plans for the parking facilities to the Community Development Department and Public Works Department for review and approval. A registered civil engineer licensed in the State of California shall prepare the plans and signed and stamped them as approved. The Community Development Department shall review and approve the parking lot layout, including number of spaces, dimensions of spaces, and ADA requirements and the Public Works Director shall review and approve the internal and external circulation of the parking lot, including lane widths and access points. The plans shall be reviewed and approved by the Community Development Department and Public Works Director prior to approval of the improvements plans or the building permit, whichever comes first. If no building permit is required, the plans shall be approved by the Community Development Department and Public Works Director prior to establishment of the use.
2. Bicycle parking facility locations and type shall be shown on the construction improvements and shall be based on one space per 10 vehicle spaces. The facility, location, and type shall be approved by the Community Development Department prior to approval of the improvements plans or building permit, whichever comes first. If no building permit is required, the plans shall be approved prior to establishment of the use. The Community Development Department shall inspect the location, type, and number of facilities to ensure they are in accordance with the approved plans prior to acceptance of the work or issuance of any occupancy permit, including a temporary occupancy permit, whichever comes first.
3. At least three weeks prior to the commencement of work within the public right-of-way that affects access for pedestrian, bicyclist, and vehicular traffic, the applicant/developer

shall provide a Traffic Control Plan (TCP) to the Public Works Department for review and approval. The TCP shall be prepared by a registered civil engineer or traffic engineer licensed in the State of California, and be in accordance with the California MUTCD standards. The engineer shall sign and stamp the plans as approved. In general, any vehicular, transit, bicyclist, and pedestrian access through and/or adjacent to the project site shall remain unobstructed during project construction or an ADA compliant alternative route established as approved by the Public Works Director. At locations where adequate alternate access cannot be provided, appropriate signs and barricades shall be installed at locations determined by the Public Works Director and Police Chief. Should transit routes be affected, applicant/developer is required to receive prior approval from AC Transit of any proposed traffic detours or temporary closure of bus stops. Constructed work may not commence until the TCP is approved by the Public Works Director.

4. Pedestrian and vehicular lighting at all intersections and project driveways shall meet Alameda Municipal Power standards for crosswalks, sidewalks, and intersections.
5. Applicant/developer shall replace any damaged curb, gutter, and sidewalk along street frontages to the satisfaction of the Public Works Director, in accordance with the Public Works Department's Standard Plans and Specifications prior to acceptance of the project or issuance of any occupancy permit, including a temporary occupancy permit, whichever comes first.

Engineering

1. The applicant/developer shall submit construction improvement plans for all on- and off-site improvements, including detailed designs for all wet and dry utilities, landscaping and irrigation, water, grading, drainage, erosion control, paving and solid waste storage and recycling areas. The plans shall be prepared, signed and stamped as approved by a registered civil engineer licensed in the State of California, unless the Public Works Director authorizes them to be prepared by some other qualified professional, and be in accordance with the AMC, the City of Alameda Standard Plans and Specifications, Standard Subdivision Specifications and Design Criteria, and the Master Street Tree Plan. The plans shall be reviewed and approved by the Public Works Director prior to approval of the improvements plans or the building permit, whichever comes first. If no building permit is required, the plans shall be approved by Public Works Director prior to establishment of the use. The engineer shall also assume responsibility for inspection of the on-site construction work, including but not limited to parking lots, pathways, storm facilities, sewer facilities, etc., and shall certify to the City, prior to acceptance of the work or issuance of any occupancy permit, including a temporary occupancy permit, whichever comes first, that the installation of the on-site work (excluding the building and foundation) was constructed in accordance with the approved plans.

2. The landscape and irrigation plans for improvements in the public right of way shall be prepared, signed and stamped as approved by a licensed landscape architect and shall be in accordance with the City's Bay Friendly Landscaping requirements, the Master Street Tree Plan, the AMC, conditions of approval by the Planning Board, and other regional jurisdictions requirements, as applicable. Final landscape plans should ensure that all landscaping and bioswales are compatible with the stormwater treatment measures, designed to minimize irrigation and runoff, promote surface infiltration where appropriate, and minimize the use of fertilizers and pesticides that can contribute to storm water pollution. As appropriate, integrated pest management (IPM) principles and techniques shall be incorporated into the landscaping design and specifications. Where feasible, landscaping shall be designed and operated to treat storm water runoff by incorporating elements that collect, detain and infiltrate runoff. Plant placement within the site landscape design shall not interfere with the design function of any of the stormwater treatment measures. For example, trees planted in or near a biotreatment swale shall not adversely interfere with the design flow of the swale. The plans shall be reviewed and approved by the Public Works Director prior to approval of the improvements plans or the building permit, whichever comes first. If no building permit is required, the plans shall be approved by the Public Works Director prior to establishment of the use. The landscaped architect shall also assume responsibility for inspection of the work and shall certify to the City, prior to acceptance of the work or issuance of any occupancy permit, including a temporary occupancy permit, whichever comes first, that the installation of landscaping and irrigation in the public right of way was constructed in accordance with the approved plans.
3. The landscape and irrigation plans for on-site improvements shall be prepared, signed and stamped as approved by a licensed landscape architect and shall be in accordance with the City's Bay Friendly Landscaping requirements, the AMC, conditions of approval by the Planning Board, and other regional jurisdictions requirements, as applicable. Final landscape plans should ensure that all landscaping and bioswales are compatible with the stormwater treatment measures, designed to minimize irrigation and runoff, promote surface infiltration where appropriate, and minimize the use of fertilizers and pesticides that can contribute to storm water pollution. As appropriate, integrated pest management (IPM) principles and techniques shall be incorporated into the landscaping design and specifications. Where feasible, landscaping shall be designed and operated to treat storm water runoff by incorporating elements that collect, detain and infiltrate runoff. Plant placement within the site landscape design shall not interfere with the design function of any of the stormwater treatment measures. For example, trees planted in or near a biotreatment swale shall not adversely interfere with the design flow of the swale. The plans shall be reviewed and approved by the Community Development Department prior to approval of the improvements plans or the building permit, whichever comes first. If no building permit is required, the plans shall be approved by the Community Development Department prior to establishment of the use. The landscaped architect shall also assume responsibility for inspection of the work and shall certify to the City, prior to acceptance of the work or issuance of any

occupancy permit, including a temporary occupancy permit, whichever comes first, that the installation of the on-site landscaping and irrigation was constructed in accordance with the approved plans.

4. All required public frontage and street improvements shall be designed, built, and dedicated to the City in accordance with City ordinances and Public Works Department standards. Unless waived or modified by the Public Works Director, street improvements shall include curbs, gutters, sidewalks, street trees, landscaping and irrigation, streetlights, etc.
5. Applicant/developer shall resurface the existing street pavement whenever a street is cut, either by a longitudinal or transverse cut, for utility or other improvement installations so the street is restored to pre-project conditions. The resurfacing shall extend a sufficient distance beyond any cut to ensure a smooth transition and shall consist of either a 1-1/2 inch asphalt concrete overlay, or petromat with a minimum 1 inch asphalt concrete overlay, depending upon the extent of the proposed pavement cuts and the condition of the existing pavement section, as determined by the Public Works Director. Applicant/developer shall also provide digouts and reconstruction of any potholed and/or alligatored areas adjacent to the project.
6. Any retaining walls, which are adjacent to a property line, shall be masonry, metal or concrete. Wood retaining walls shall not be installed adjacent to property lines.
7. Installation of street paving shall include reconstruction of the existing pavement section to provide adequate conforms. The limits of such reconstruction shall be established by the Public Works Director prior to approval of the improvement plans, issuance of a building permit, or prior to establishment of the use, whichever comes first.
8. Construction activities shall not occur during windy periods.
9. Exposed soil surfaces shall be periodically sprinkled to retard dust. During construction, the applicant/developer shall ensure that construction crews undertake a program of dust control including, but not limited to, watering soil surfaces as needed to prevent dust blowing, covering trucks carrying materials to and from the site, and frequent clean-up of soil carried by construction vehicle tires from the site onto streets. No City water shall be used for this purpose.
10. All project related grading, trenching, backfilling, and compaction shall be conducted in accordance with City of Alameda Standards and Specifications.
11. Hydroseeding of all disturbed areas shall be completed by October 1. Applicant/developer shall provide sufficient maintenance and irrigation to ensure growth is established by November 1.

12. Construction activities are restricted to the hours of 7:00 a.m. to 7:00 p.m., Monday through Friday and 8:00 a.m. to 5:00 p.m. on Saturday, unless a permit is first secured from the City Manager or designee based upon a showing of significant financial hardship.
13. Construction equipment must have start of the art muffler systems as required by current law. Muffler systems shall be properly maintained.
14. Noisy stationary construction equipment, such as compressors, shall be placed away from developed areas off-site and/or provided with acoustical shielding.
15. Grading and construction equipment shall be shut down when not in use.
16. During non-working hours, open trenches shall be provided with appropriate signage, flashers, and barricades approved by the Public Works Director to warn oncoming motorists, bicyclists, and pedestrians of potential safety concerns.
17. Prior to trenching within existing street areas, the applicant's engineer shall ascertain the location of all underground utility systems and shall design any proposed subsurface utility extensions to avoid disrupting the services of such system.
18. New street trees shall maintain clearances from utilities shall be as follow: a) Fire hydrant – 6 feet; b) top of driveway wing – 5'; c) stop signs – 15'; d) street/pathway lights and utility poles – 25'; e) storm drain, sanitary mains, gas, water, telephone, electrical lines – 5'; f) front of electrical pad-mounted equipment – 10'. Verify minimum clearance distances of street trees/shrubs from electrical transformers with City of Alameda Municipal Power (AMP).
19. Approved backflow prevention devices shall be installed on all new and existing domestic, commercial, irrigation and fire water services and as required by the East Bay Municipal Utility District (EBMUD). These devices must be tested by an AWWA certified tester from a list of testers provided by EBMUD.
20. Costs for inspection by the Public Works construction inspectors during non-working hours shall be at time and one half. Work on Saturday's requiring inspection shall not be done unless approved in advance by the Public Works Director. No work allowed on Sundays. Any work done without inspection may be rejected at the contractor's expense.

Stormwater, Wastewater and Water

1. Prior to issuance of building permits, the applicant/developer shall secure all necessary permit approvals from EBMUD regarding the installation of all water or sewer service

connections for the project. Accumulated wastewater must be drained to the sanitary sewer or pretreated prior to discharge to storm drain systems.

2. The construction improvement plans shall incorporate permanent stormwater treatment controls and/or design techniques to manage the quantity and quality of stormwater runoff from a planned development to prevent and minimize impacts to water quality. Efforts shall be taken to minimize impervious surface areas, especially directly-connected impervious surface areas. Roof drains shall discharge and drain to an unpaved area wherever practicable. Design techniques may include vegetated swales, vegetated buffer zones, bioretention units, retention/detention basins and ponds, tree well systems, and the incorporation of pervious surface areas. Applicants may refer to the Bay Area Stormwater Management Agencies Association (BASMAA) *Start at the Source Manual* for technical guidance.
3. The landscaping plans shall be designed to minimize runoff, promote surface infiltration where appropriate, and minimize the use of fertilizers and pesticides that can contribute to stormwater pollution. Consideration shall be given to pest-resistant landscaping and design features and the use of integrated pest management (IPM) principles and techniques. Where feasible, landscaping shall be designed and operated to treat stormwater runoff.
4. For any project that creates or replaces 10,000 square feet or more of impervious surfaces, the applicant/developer shall submit a plan showing storm water treatment measure(s) required to be constructed to meet the hydraulic sizing design criteria indicated in the C.3.d provisions of the City of Alameda's Municipal NPDES storm water permit as part of the improvement plans for the project. As part of the final improvement plan submittal, the applicant/developer shall submit a stamped, signed certification from a qualified independent civil engineer, licensed in the State of California, and working for a firm included on the Bay Area Stormwater Management Agencies Association (BASMAA) list of Qualified Post-Construction Consultants for stormwater treatment facility design that indicates that the treatment measure design meets the established sizing design criteria for stormwater treatment measures prior to approval of the improvements plans, grading permit, or building permit, whichever comes first. If no building permit is required, the plans shall be approved by the Public Works Director prior to establishment of the use.
5. For any project that creates or replaces 10,000 square feet or more of impervious surfaces, the applicant/developer shall submit a Stormwater Treatment Measures Operations and Maintenance (O&M) Plan as part of the improvement plans for the project. The O&M plan shall include, but not be limited to: treatment measure(s) descriptions and summary inventory; a legible, recordable, reduced-scale (8.5"x11") copy of the Site Plan indicating the treatment measure(s) location(s) and site drainage patterns; treatment measure(s) maintenance requirements and maintenance schedule; detailed description of the integrated pest management principals and techniques

and/or Bay Friendly Landscaping Program techniques to be utilized during landscape maintenance to ensure pesticide/herbicide use-minimization in landscaped areas; name and contact information of current maintenance personnel; and, estimates of annual treatment measure(s) maintenance costs. The O&M Plan shall be reviewed and approved by the Public Works Director or designee prior to approval of the improvements plans, or grading permit, or building permit whichever comes first. If no building permit is required, the plans shall be approved by the Community Development Department and Public Works Director prior to establishment of the use.

6. For any project that creates or replaces 10,000 square feet or more of impervious surfaces, the applicant/developer shall submit a Stormwater Treatment Measures Maintenance Agreement (Agreement) as part of the improvement plans for the project. The Agreement shall include, but not be limited to: the approved O&M plan for all post-construction (permanent) stormwater treatment measures; identification of the party responsible for stormwater treatment measures O&M; an instrument of financial assurance, in an amount and form acceptable to the City, from the party responsible for stormwater treatment measures O&M; assurances of access to inspect and verify the treatment system O&M for the life of the project; and assurances of the submittal of the annual O&M report approved by the City. The Agreement be executed between the project owner and the City and recorded, prior to approval of the improvements plans, grading permit, or building permit, whichever comes first. If no building permit is required, the plans shall be approved by the Public Works Director prior to establishment of the use. The Agreement shall also be recorded at Project Owner's expense, with the County Recorder's Office of the County of Alameda prior to establishment of the use.
7. For any project that creates or replaces 10,000 square feet or more of impervious surfaces, the applicant/developer shall submit a certification report (Report) prepared by a registered civil engineer, licensed in the State of California, affirming that all project site stormwater treatment measures have been constructed per the City approved plans and specifications. As appropriate, the Report shall include, but not be limited to, assurances that: imported materials used for the treatment measure(s) are certified by the supplier; installation of these materials is per approved plans and specifications and meets the intent of the design engineer; required on-site testing results conform with approved plans and specifications; treatment measures conform to dimensions, grades and slopes on approved plans and specifications; all structural features of the treatment measures comply with plan specifications; the irrigation system is installed and functions as designed; healthy vegetation/ground cover is installed as shown on plans. The Report shall be submitted in a form acceptable to the Public Works Director or designee, prior to the issuance of any occupancy permit, including a temporary occupancy permit.
8. Fire sprinkler system test water discharges shall be directed to onsite vegetated areas.

9. The applicant/developer of any construction project resulting in the potential for soils, construction materials and fluids, waste, and trash to blow or wash into a storm drain, gutter or street shall be responsible for ensuring that during any construction activity all contractors and sub-contractors install and regularly maintain erosion control measures and perform Best Management Practices (BMP) as described in the Alameda Countywide Clean Water Program brochures the San Francisco Bay Regional Water Quality Control Board's Erosion and Sediment Control Field Manual and the California Stormwater Quality Association's Stormwater Best Management Practice, to minimize to the maximum extent practicable, any pollutants entering directly or indirectly the storm water system. The applicant/developer shall pay for any required cleanup, testing, and City administrative costs resulting from consequence of construction materials entering the storm water system.
10. All new storm drain inlets shall be clearly marked with the words "No Dumping! Drains to Bay," or equivalent, as approved by the Public Works Director.

Environmental

1. Design of all external enclosures for solid waste, recycling and organics shall be approved by the Public Works Director prior to approval of the improvements plans or the building permit, whichever comes first. If no building permit is required, the plans must be approved by the Public Works Director prior to establishment of the use. These facilities are to be designed to prevent water run-on to the area, runoff from the area, and to contain litter, trash and other pollutants, so that these materials are not dispersed by the wind or discharged to the storm drain system. External enclosures are to be roofed and/or enclosed and have a minimum floor area of 96 square feet for buildings 10,001 – 25,000 square feet in size and 192 square feet for buildings 25,001 – 50,000 square feet in size. Any enclosures containing food waste shall have floor drains connected to the sanitary sewer system. If the enclosures are attached to buildings that shall have fire sprinklers. Internal collection and storage area(s) and the individual bins and containers provided, shall be adequate in capacity, number and distribution to serve the anticipated demand for trash, recycling and organics as determined by the Public Works Director.
2. Prior to issuance of a grading, demolition, or building permit, whichever comes first, applicant/developer is required to obtain a construction and demolition permit approved by the Public Works Director in accordance with AMC Section 21-21.
3. During the construction/demolition/renovation period of the project, applicant/developer shall use the City's franchised hauler to remove all wastes generated during the project development.

CONDITIONS SPECIFIC TO PROJECT

1. The applicant, developer, or property owner will provide 42 parking spaces on site, including 2 handicapped spaces. This includes adding 7 spaces in the back of the existing building where currently parking and office spaces exist. The access to this outside parking will be from the garage and will include providing a sufficient turning radius at the back alleyway to allow a standard passenger vehicle to adequately maneuver the turn
2. The developer, property owner, or Housing Authority will provide AC Transit Easy Passes for every resident in the complex for as long as the development is in operation.
3. The developer or property owner will implement an on-going program that will open the parking to the business employees in the area. Since it is a housing complex the parking demand from residents will be less during the day and therefore could be opened to others only during the business hours (8 am to 5 pm) Monday to Friday. The residents will be issued a parking permit and each month any un-used spaces will be made available to the local business employees on a permit basis, at a minimal cost. The property owner will be required to submit a yearly report describing the use and implementation of this program to Planning and Public Works staff.
4. If a Residential Permit Parking Program (RPPP) is created in the area in the future, the residents of the property/complex will be prohibited from joining the program.

FIRE DEPARTMENT

1. The improvement plans and building permit plans shall include fire sprinkler systems within each residential unit including the garage and attic spaces.

I, the undersigned, hereby certify that the foregoing Resolution was duly and regularly adopted and passed by the Planning Board of the City of Alameda during the Regular Meeting of the Planning Board on the 14th day of March, 2011, by the following vote to wit:

AYES: () Ezzy Ashcraft, Autorino, Ibsen, Kohlstrand, Lynch, and Zuppan
NOES: (0)

ABSENT: (0)

ATTEST:

Margaret Kavanaugh-Lynch, Secretary
City of Alameda Planning Board

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